



GRASSROOTS
REALTY GROUP

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**173 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2231745



\$110,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,456 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Cleared, Landscaped, Level, Standard Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Laminate, Linoleum | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 335 |
| Basement: | None | LLD: | - |
| Exterior: | Manufactured Floor Joist, See Remarks, Shingle Siding, Wood Frame | Zoning: | RMH |
| Foundation: | Piling(s) | Utilities: | Cable, Electricity, Natural Gas, Fiber Optics, Garbage |
| Features: | See Remarks | | |

Inclusions: N/A

Excellent three bedroom starter home that offers very affordable monthly living. Approximately 1,000 to 1200 a month depending on down payment. The third bedroom is an addition with its own rec room for a possible tenant?? The layout of the mobile home has a four-piece bathroom at each end. The kitchen is very spacious with french glass doors opening to the deck. Master bedroom has owned unsweet. Located in timberlea close to all Recreation, shopping, and school facilities. Living room has the added bonus of a corner fireplace!